



4 Newall Tuck Road
Chippenham

GOODMAN WARREN BECK

4 Newall Tuck Road, Chippenham, SN15 3NL

A mature three bedroom semi detached house ideally situated in a small quiet cul-de-sac on the sought after Monkton Park development offering swift and easy access to the town centre, mainline station and riverside walks.

The accommodation offers a reception hall, dual aspect sitting/dining room with fireplace, kitchen with useful larder cupboard, two double bedrooms, a third single bedroom and shower room. Other benefits include double glazing, gas central heating and there is scope to extend the property, subject to the necessary consents.

To the front is a lawned garden and driveway providing off road parking. To the rear is an enclosed garden with patio area, lawn and garden shed.

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£319,950

SITUATION

The property is situated on the popular Monkton Park area, within walking distance of the town centre and its numerous amenities, mainline rail station and Olympiad Sports Centre. M4 J.17 is c.4 miles north providing swift access to the major centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

Obscure double glazed entrance door and side panel to:

RECEPTION HALL

Stairs to first floor with cupboard under. Radiator. Door to:

SITTING/DINING ROOM

Double glazed window to front and rear. Two radiators. Feature coal effect gas fire. Serving hatch to Kitchen. Coving.

KITCHEN

Double glazed window to rear. Obscure double glazed door to side. Radiator. Range of drawer and cupboard base units and matching wall mounted

cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Space for electric cooker with extractor over. Space for fridge freezer. Space and plumbing for washing machine. Larder cupboard. Wall mounted gas fired Worcester boiler.

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Doors to:

BEDROOM ONE

Double glazed window to rear. Radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator. Over stairs cupboard.

SHOWER ROOM

Obscure double glazed window to rear. Radiator. Extra wide fully tiled shower cubicle. Pedestal wash

basin. Close coupled WC. Tiling to principal areas. Cupboard housing hot water tank and immersion heater. Tiled floor.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking. Laid to lawn with flower and shrub border.

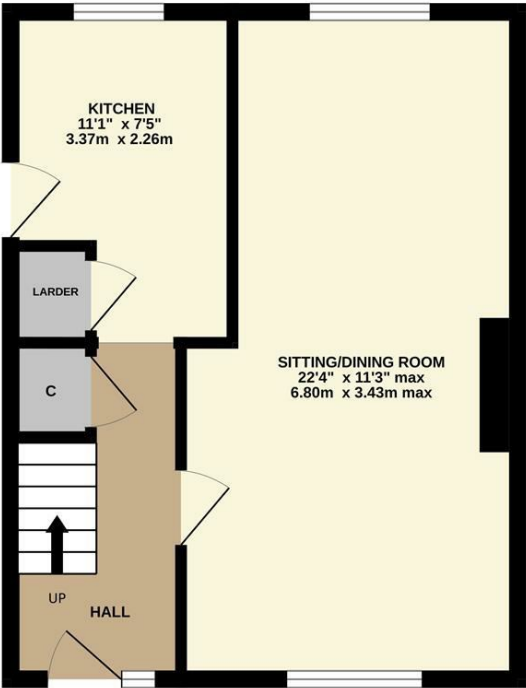
REAR GARDEN

Enclosed southerly facing rear garden. Patio area with lawn. Well stocked flower and shrub borders. Garden shed.

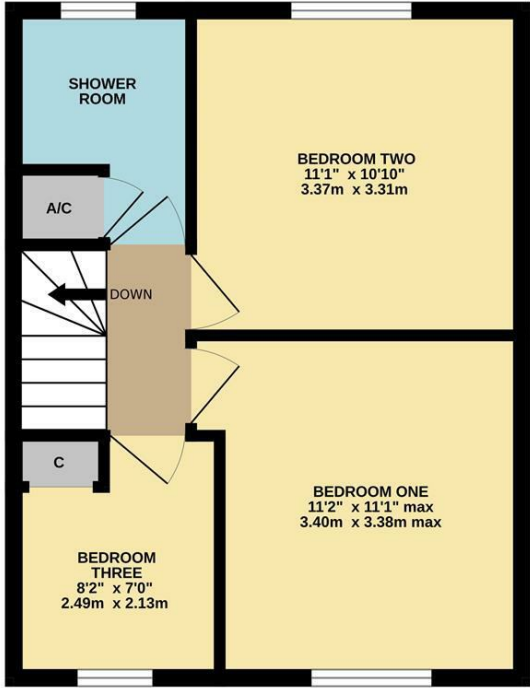
DIRECTIONS

From our office proceed out of the high street heading towards Station Hill and the train station. Join onto Cockelbury Road and follow along until the junction with Eastern Avenue. At junction turn right onto Eastern Avenue. Continue along Eastern Avenue and then turn left onto Lady Coventry Road. Go up Lady Coventry Road and Newall Tuck Road is the first turning on the right hand side. The property will then be found on the right hand side.

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



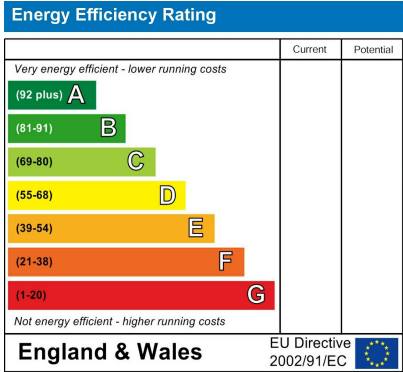
FIRST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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